



January 14, 2015

Item No. 6

**AUTHORIZATION TO EXECUTE A CONTRACT WITH
e-Builder, Inc.
FOR CONSTRUCTION MANAGEMENT SOFTWARE**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with e-Builder, Inc. for construction management software for a two-year base period, with three (3) one-year options, in the firm fixed compensation amount of \$1,498,290.

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommends approval of this item accordingly.

CORPORATE GOAL 1: Strategy 1: To meet the 25,000 unit commitment and complete the Plan for Transformation.

CORPORATE GOAL 2: Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

FUNDING: Capital Fund

SOLICITATION SUMMARY

Request for Proposal No.: RFP 14-01329

Vendor: e-Builder, Inc.
1800 NW 69th Avenue, Suite 201
Plantation, FL 33313

Contract Type:

Professional Services

Base (2 years) Contract Amount: \$910,890.00

Option Period 1: \$195,800.00

Option Period 2: \$195,800.00

Option Period 3: \$195,800.00

Publications: Chicago Sun-Times, Defender,
Extra, CHA website, BuySpeed

Vendor List: 17

Pick-Up List: 189

Solicitation Release Date:

June 11 2014

Days Advertised: 30 Days

Pre-Proposal Date: June 19, 2014

Solicitation Due Date: July 15, 2014

Assist Agencies: 71

Respondents: 7

M/W/DBE Respondents: 2

<u>COMPLIANCE INFORMATION</u>	New Hires Needed	Required	Proposed
M/W/DBE Participation		\$299,368 (20%)	\$339,172 (22.64%)
Section 3 Hiring No. (30% of new hires)	0	0	0
Section 3 Business Concern		(3%)	Other Economic Opportunity
- Other Economic Opportunity	Section 3 Business concern subcontracting percentage is only based on the service portion of the contract, as a large portion of the dollars will go toward the software itself. Internship Program: Participate with e-Builder in the implementation of the Construction Management Software system at CHA as an assistant to the Business Analyst. E-Builders is able to provide a laptop, office space, and a stipend for the intern during the implementation time frame. The quantifiable goal is for the intern to become skilled in the configuration, operation and training of e-Builder Enterprise, the Construction Management Software System.		

Proposed M/W/DBE & Section 3 Subcontractors	Certification	Contract Value	Percentage	Work to be Performed
Kristine Fallon Associates, Inc.	WBE	\$339,172	22.64%	Implementation Support

GENERAL BACKGROUND /EXPLANATION

For years the CHA Capital Construction Department (CCD) has successfully delivered construction projects through the deployment of an existing project management model with staff of both the CHA and consultants in an integrated team. An outdated version of the Prolog system is being used but is no longer supported by the developer and has a limited range of functionality. The system is not integrated with the CHA's legacy accounting and asset systems and therefore manual reports and spreadsheets are used to manage and report project status. This project includes configuration, implementation and migration, testing, training and hosting by the contractor of a new construction management system, accessible from the field and integrated with legacy systems in order to efficiently manage capital projects.

The vendor will configure the software as needed to accommodate the unique CHA requirements. The selected solution shall include functionality for key performance indicator ("KPI") reporting, pre-procurement to close-out construction processes and workflows, including but not limited to: project budgeting and cost control, schedule management, scope

and design development, construction oversight, payment management and closeout. The system will also include interfaces for financial management.

PROCUREMENT INFORMATION

On June 11, 2014 CHA issued Request for Proposal 14-01329 soliciting competitive proposals for a web-based construction management software system and professional implementation services. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The pre-bid conference was held on June 19, 2014.

The CHA issued one addendum on July 8, 2014 which answered Requests for Information (RFIs) and distributed a revised cost proposal worksheet, Attachment A.

The solicitation was advertised for 30 days. The CHA received and opened 7 bids on July 15, 2014, and of the respondents, 2 were M/W/DBE vendors. The recommended awardee is e-Builder, Inc., whose best and final fee proposal was in the fixed fee amount of \$1,498,290.

- e-Builder, Inc. was most competitive in how they described the plan for staffing key positions, their method of assigning work and the software functionality.
- Since 1995, e-Builder has provided software and services for capital program and construction project management and has successfully implemented e-Builder Enterprise at more than 40 government and infrastructure organizations.
- e-Builder is the leading provider of fully integrated, cloud-based construction program management software with an owner-centric focus and is focused exclusively on meeting the needs of repeat builders in the construction industry.
- Their implementation methodology has been continuously refined over the course of more than 300 successful implementations.
- Once the implementation is complete, e-Builder ensures the CHA's long term success with their Customer Care team, which is comprised of four components:
 1. Customer Support –serves as the first point of contact for any questions related to the system. The primary purpose of this team is to resolve issues and questions for clients as efficiently as possible.
 2. Account Management – an assigned e-Builder Account Manager is the primary contact for gaining additional value from the CHA's investment.
 3. Technical Account Management –serves as the CHA's technical resource to help find creative solutions to business challenges, as well as assist with training or implementing new functionality when needed.
 4. Network Operations –responsible for the 24x7x365 operational support of the e-Builder enterprise data centers. Other core responsibilities include network security which involves intrusion detection and prevention, anti-virus systems and firewall management, all designed to insure that all client data is protected from any unauthorized access.
- e-Builder, Inc. has over 50 city, county and state government clients including the Dallas Housing Authority. Some local clients include, but are not limited to, Columbia College, Rush Medical Center, Navigant Consulting, the University of Chicago, the

Rehabilitative Institute of Chicago, the Illinois Tollway and the Chicago Transit Authority.

- e-Builder is subcontracting with Kristine Fallon Associates (KFA), a qualified WBE firm founded in 1993, to provide Information Technology (IT) consulting and services to the capital facilities industry. KFA has partnered with e-Builder on implementation projects at the University of Chicago, Chicago Transit Authority and the Illinois Tollway.

Based on the foregoing, the Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with e-Builder, Inc. for the provision and implementation of construction management software for the firm fixed price of \$1,498,290.00. The contract total includes implementation, licensing and maintenance and support services in year one (1) of \$ 715,090 and ongoing maintenance and support in years two (2) through five (5) of \$195,800, respectively.

The independent cost estimate (ICE) prepared by CCD for this work is \$1,321,415 (dated 3/27/14, revised 11/20/14). e-Builders, Inc. submitted a fixed fee proposal in the amount of \$1,498,290. This is 13% higher than the estimate primarily because the original estimate was based on a per user software license fee which was assumed to start in year two after a full year of implementation services. However, e-Builders is able to implement the software in phases making some modules usable in year one and thus requiring payment of the license fee for the first year. Additionally, some savings are expected to be realized by obtaining an enterprise license, which provides unlimited access to the software based on role assignment instead of paying a fee per license or user.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Deputy Chief of the Capital Construction Department concurs with the recommendation to enter into a contract with e-Builder, Inc. for construction management software.

The CEO/President recommends approval to enter into a contract with e-Builder, Inc. for construction management software.

RESOLUTION NO. 2015-CHA-6

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 14 2015 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH **e-Builder, Inc.** FOR CONSTRUCTION MANAGEMENT SOFTWARE"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract, with a two year base period and three (3) one year options, with e-Builder, Inc. for Construction Management Software for the firm fixed price of \$1,498,290.

This award is subject to the Contractor's compliance with the CHA's applicable MBE/WBE/DBE, Section 3, and bonding and insurance requirements.

